



RENT ONLY £10.60 PSF

6 Berry Court

Bramley Road, Little London, Tadley, RG26 5AT

Industrial/Warehouse Unit with Ground and First Floor Offices

3,724 sq ft
(345.97 sq m)

- Secure Gated Business Park
- Ground & 1st Floor offices plus WC and tea point
- 5 allocated car parking spaces
- 2 electric loading doors 3.7 m (h) x 3.0 m (w)
- Storage Mezzanine (418 sq ft)

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Summary

Available Size	3,724 sq ft
Rent	£39,500 per annum (£10.61 psf)
Rates Payable	£13,972 per annum
Rateable Value	£28,000
Service Charge	Upon enquiry
EPC Rating	Upon enquiry

Description

The available accommodation comprises a modern/industrial warehouse unit with the benefit of two loading doors. There is an office at first floor which has been divided into two areas, and below this there is a ground floor reception/office and a rest room and store.

Location

The property is located on the north side of Bramley Road, within ½ mile of the junction with the A340 Aldermaston Road. There is also easy access through Bramley to the A33 Reading to Basingstoke Road. The property provides good access to Aldermaston, Tadley, Basingstoke/M3 and Reading/M4.

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
Ground - Warehouse	2,261	210.05	Available
Ground - Office	765	71.07	Available
1st - Office	698	64.85	Available
Total	3,724	345.97	

Viewings

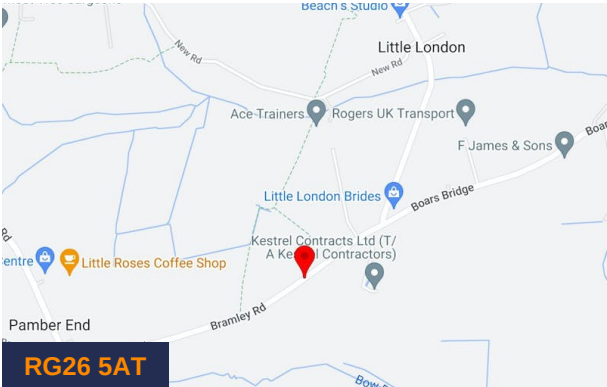
Strictly by appointment via the sole agents.

Terms

A new full repairing and insuring lease for a term to be agreed contracted outside of the Landlord & Tenant Act 1954 part II (as amended).

Note

There is an additional mezzanine area measuring 418 sq ft.



Viewing & Further Information



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